

# **City of Gahanna**

*200 South Hamilton Road  
Gahanna, Ohio 43230*



## **Meeting Minutes**

**Wednesday, May 5, 2010**

**6:15 PM**

**City Hall**

## **Planning Commission Workshop**

*David K. Andrews*

*Anthony Penn*

*Jennifer Price*

*Kristin Rosan*

*Donald R. Shepherd*

*David B. Thom*

*Robert Westwood*

*Stacey L. Bashore, Deputy Clerk of Council*

**ALL TIMES APPROXIMATE****6:15****Chair****Applications****6:30 p.m.****DR-0006-2010**

To consider a Certificate of Appropriateness for Site Plan and Building Design for property located at 210-258 Granville Street; Leatherbuck, LLC, James Riley, applicant.

Chair opened the workshop at 6:22 p.m.

James Riley explained we changed the elevation to show what was stone became brick and brick became stone; (passed out elevations); Coaches doesn't change from last drawing; can see what the 2 side buildings will look like with awnings and where stone and brick will be. Huffman asked about the awnings being offset over the windows; don't seem to be centered. Riley stated that some are offset due to wing walls and pilasters that force us to end the awnings at certain points; trying to balance them as best we can. Thom stated he was confused about the elevations; see the east and west building but we are not showing an elevation for Coaches. Riley stated the only change for Coaches is changing the stucco to stone; we will not be painting it. Thom stated staff comments refers to two buildings and Coaches; documents seem misleading. Riley stated we didn't have elevations for Coaches because there was only one change. Shepherd stated that we need something for the record. Riley stated we will be glad to do a drawing; wasn't sure that we needed to do a drawing to paint the building; we are tearing out the mansard roof and overhang. Thom stated we need it for the record so that we have everything complete; we need it because the only thing we show is for the east and west building; 210-258 addresses; we need to have an elevation as to what you are doing to the front of the buildings. Andrews asked if this was part of the Olde Gahanna Vision Plan. Huffman stated part of it is in the Olde Gahanna Vision Plan; they are using natural materials; based on their proposal it does meet the style guidelines. Price asked about the awning colors and whether there was a sample. Riley stated they have changed and the striped awnings will be a solid blue; we will bring a sample to the next meeting. Andrews clarified that the road by the drive thru will become one lane. Rosan asked about the submittal requirements on the DR application for landscaping; they are checked off as being received but they were not in the packet. Gard stated there is existing vegetation along the creek and on the SW corner of Coaches; City planted some trees in the area. Rosan stated the applicant testified to changes in landscaping. Riley stated the driveway pavement has been replaced with grass; owners have been talking about doing some plantings but doesn't want to commit at this point. Rosan clarified that the client plans to do some replanting but doesn't want to commit to anything; so as part of this application we need to have an appreciation for what his plans are. Gard stated he can come back with that; anxious to get parking lot resurfaced and striped; can certainly encourage him to come in with additional planting. Rosan stated if the applicant is planning on doing it, it is our job to make sure it is done now; otherwise he may decide not to do it; need to consider what is in the Olde Gahanna Vision Plan for landscaping; make it consistent; need to get a commitment so it can be approved all at once. Gard stated we will get with him before next meeting. Rosan asked why this application was not for a Final Development Plan. Gard stated it is because Final Development Plans have to do with rebuilds and remodels and this application has no expansion of square footage. Huffman stated that the applicant is doing what he can do

now for a more immediate impact on the buildings. Riley stated that the owner is not going to be able to get any more income out of it; he is doing it because he lives here and wants to make it look nicer. Andrews stated that it is a very important strip of land and we want it to look nice; it is going to look nice but there are certain things that we have to have in our files for it to happen. Shepherd stated it is not entirely true that he is going to lose money; when leases come due he can ask more for rent; he has a nicer product to offer. Thom stated we appreciate him taking the time to purchase the buildings and fix them up; it was becoming an eyesore; but our procedures and design policies haven't changed; every city has different design guidelines; we are not asking anything different of this project. Thom asked about plans that were brought sometime in 2007 to redo a roof for the Granville Street Tavern deck due to fire damage; then nothing happened to it; that is something that needs to be looked at. Gard stated that may be up to the lessee or the owner; they did get a building permit. Gard stated that Mr Lathery wants to get things done in a hurry; he has done quite a bit; he has every intention of making it look the best he can; wants to get this approved; let us work with him a little to get a commitment to do some additional landscaping. Thom stated that the deck needs to be looked at as well; can't fix up the building and not do anything about that. Rosan asked how many parking spaces were being added. Huffman stated it is underparked for all 3 buildings as parking stands now; if we use current code they don't have enough. Rosan clarified that it is non conforming. Huffman stated that even by adding spaces they will still be below what code would requires; do have access to Shull Park for parking. Thom clarified that there is an access agreement. Rosan asked if there is an entrance for all of the buildings from the rear. Huffman stated there are service doors on the back; typically not used as store front doors. Rosan asked if the pavement will be striped so consumers know where to go if parking is behind the building. Riley stated on the west building there is an exit door on east wall; there are bollards; protective walkway; never looked at other buildings; there are bollards to protect. Huffman stated there is nothing in Code to require that. Thom asked if there was anything in state code that would require it. Huffman stated not that he was aware of. Price asked if the striping for the right in/right out allows for safety zone striping. Rosan stated that it shouldn't be too expensive if they are already striping the area; that way consumers have an idea of where it is safe to walk. Riley stated unfortunately kids won't go where you paint; we do have a concern for safety and we don't want any trucks taking awning off the side of the building; we are concerned about keeping traffic away from the wall. Huffman stated it could be considered as a sharrows; more for drivers to recognize there may be pedestrians; would agree that if it is strictly for pedestrians things may get too narrow; a lot of cities are going with sharrows; basically just striped to make drivers aware. Price stated if space is available she would like to see it striped for pedestrian safety. Thom asked if any portion of the site was in the flood plain. Gard answered yes and stated they have a permit. Price asked if the City had adjusted parking requirements. Gard stated we haven't but we plan to in the near future; we don't know what the original users were; parking was based on who was there at that time. Andrews asked for a sample of the new awnings for the next meeting. Shepherd asked about the lights at the top of the building. Riley stated to replace those lights is a big number. Shepherd stated there are different types of lights without huge flood lights. Gard stated they may just need to be adjusted or shielded in some way; we can work with them on that. Price asked about signage. Gard stated we will do a master plan for the shopping center so we have some guidelines; will all be channel letters; it is roughed out on last page of packet. Price asked if the signs would be back lit. Riley stated they will be individually lit. Rosan asked if the pole sign would be changing and Gard answered no. Thom asked if there are three separate parcels and Gard answered it is just one. Rosan asked that Gard work with the owner on more landscaping and the deck at 258; work on pedestrian striping; consider the Olde Gahanna Beautification Plan for landscaping. Price clarified that the only thing going at Coaches at this point is the stucco will

become stone. Huffman stated that the existing changes are repair work only; not doing anything yet with the patio; they are planning some type of a 3 season structure; but will come back with that.

Chair closed the workshop at 7:05 p.m.